

Fill in this information to identify the case:United States Bankruptcy Court for the:
NORTHERN DIST. OF CALIFORNIACase number (if known): _____ Chapter 11☐ Check if this is an amended filing**Official Form 201****Voluntary Petition for Non-Individuals Filing for Bankruptcy****04/16**

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, Instructions for Bankruptcy Forms for Non-

1. Debtor's name ROSE COURT, LLC
2. All other names debtor used in the last 8 years
Include any assumed names, trade names and ~~doing~~ business as names
3. Debtor's federal Employer 5 1 - 0 4 8 6 0 1 9
4. Debtor's address
- | Principal place of business | Mailing address, if different from principal |
|--|---|
| <u>303 Webster St.</u>
Number Street | <u>77 Van Ness Ave 101</u>
Number Street |
| <u>San Francisco</u> <u>CA</u> <u>94102</u>
City State ZIP Code | <u>San Francisco</u> <u>CA</u> <u>94102</u>
City State ZIP Code |
| <u>San Francisco</u>
County | Location of principal assets, if different from principal place of business |
| | <u>15520 Quito Road</u>
Number Street |
| | <u>Monte Sereno</u> <u>CA</u> <u>95030</u>
City State ZIP Code |
5. Debtor's website (URL) N/A
6. Type of debtor
- ☐ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))
- ☐ Partnership (excluding LLP)
- ☒ Other. Specify: _____

7. Describe debtor's business**A. Check one:**

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
☐ Railroad (as defined in 11 U.S.C. § 101(44))
☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
☐ None of the above

B. Check all that apply:

- ☐ Tax-exempt entity (as described in 26 U.S.C. § 501)
☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)
☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>

8. Under which chapter of the Bankruptcy Code is the debtor filing?**Check one:**

- ☐ Chapter 7
☐ Chapter 9
☒ Chapter 11. **Check all that apply:**

- ☐ Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,566,050 (amount subject to)
- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the Attachment to Voluntary Petition for Non-
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934

☐ Chapter 12**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**

If more than 2 cases, attach a

☐ No☒ Yes. District **CA Northern District, San Jos** When **02/01/2010** Case number **10-50993**
MM / DD / YYYYDistrict **CA Northern District, San Jos** When **11/06/2012** Case number **12-58012**
MM / DD / YYYYDistrict _____ When _____ Case number _____
MM / DD / YYYY

Debtor ROSE COURT, LLC

Case number (if known) _____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

List all cases. If more than 1,

☒ No

☐ Yes.

Debtor _____

Relationship _____

District _____

When _____

MM / DD / YYYY

Case number, if known _____

Debtor _____

Relationship _____

District _____

When _____

MM / DD / YYYY

Case number, if known _____

11. Why is the case filed in this district?

Check all that apply:

☒

Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days

☐

A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

☒

No

☐

Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? (Check all that apply.)

☐

It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? _____

☐

It needs to be physically secured or protected from the weather.

☐

It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or

☐

Other _____

Where is the property?

Number _____ Street _____

City _____

State _____

ZIP Code _____

Is the property insured?

☐

No

☐

Yes. Insurance agency _____

Contact name _____

Phone _____

Statistical and administrative information

13. Debtor's estimation of available funds

Check one:

☒

Funds will be available for distribution to unsecured creditors.

☐

After any administrative expenses are paid, no funds will be available for distribution to unsecured creditors.

Debtor ROSE COURT, LLC

Case number (if known) _____

14. Estimated number of creditors



1-49



50-99



100-199



200-999



1,000-5,000



5,001-10,000



10,001-25,000



25,001-50,000



50,001-100,000



More than 100,000

15. Estimated assets



\$0-\$50,000



\$50,001-\$100,000



\$100,001-\$500,000



\$500,001-\$1 million



\$1,000,001-\$10 million



\$10,000,001-\$50 million



\$50,000,001-\$100 million



\$100,000,001-\$500 million



\$500,000,001-\$1 billion



\$1,000,000,001-\$10 billion



\$10,000,000,001-\$50 billion



More than \$50 billion

16. Estimated liabilities



\$0-\$50,000



\$50,001-\$100,000



\$100,001-\$500,000



\$500,001-\$1 million



\$1,000,001-\$10 million



\$10,000,001-\$50 million



\$50,000,001-\$100 million



\$100,000,001-\$500 million



\$500,000,001-\$1 billion



\$1,000,000,001-\$10 billion



\$10,000,000,001-\$50 billion



More than \$50 billion

Request for Relief, Declaration, and Signatures

WARNING Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to

17. Declaration and signature of authorized representative

☒ The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in

☐ I have been authorized to file this petition on behalf of the debtor.

☐ I have examined the information in this petition and have a reasonable belief that the information is

I declare under penalty of perjury that the foregoing is true and correct.

Executed on

MM/DD/YYYY

X

Signature of authorized representative of debtor

Teri Nguyen

10-10-2017

Title Managing Member

18. Signature of attorney

X

Signature of attorney for debtor

Date

10/10/20

MM/DD/YYYY

Vince D. Nguyen

Printed name

NEWTON LAW GROUP

Firm name

142 Mission Street

Number Street

San Jose

City

CA

State

95112

ZIP Code

(408) 828-8078

Contact phone

171768

Bar number

vincen@newtonlawgroup.com

Email address

CA

State

Fill in this information to identify the caseDebtor name ROSE COURT, LLCUnited States Bankruptcy Court for NORTHERN DIST. OF CALIFORNIACase number
(if known) _____☐ Check if this is an
amended filing**Official Form 206A/B****Schedule A/B: Assets -- Real and Personal Property****12/15**

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future

interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also

In Schedule A/B, list any executory contracts or unexpired leases. Also list ~~Schedule G: Executory Contracts and Unexpired Leases~~ (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each

Part 1: Cash and cash equivalents**1. Does the debtor have any cash or cash equivalents?**☐ No. Go to Part 2.☒ Yes. Fill in the information below.**All cash or cash equivalents owned or controlled by the debtor****Current value of
debtor's interest****2. Cash on hand****3. Checking, savings, money market, or financial brokerage accounts (Identify all)**

Name of institution (bank or brokerage firm)

Type of account

Last 4 digits of
account number3.1. _____ 8 3 9 3 \$10,500.00**4. Other cash equivalents (Identify all)**

Name of institution (bank or brokerage firm)

5. Total of Part 1

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\$10,500.00**Part 2: Deposits and prepayments****6. Does the debtor have any deposits or prepayments?**☒ No. Go to Part 3.☐ Yes. Fill in the information below.

Fill in this information to identify the case:Debtor Name ROSE COURT, LLCUnited States Bankruptcy Court for the NORTHERN DIST. OF CALIFORNIA

Case number (if known): _____

☐ Check if this is an amended filing

Official Form 206Sum

Summary of Assets and Liabilities for Non-Individuals

12/15

Part 1: Summary of Assets**1. Schedule A/B: Assets--Real and Personal Property** (Official Form 206A/B)**1a. Real property:**

Copy line 88 from Schedule A/B.....

\$3,500,000.00**1b. Total personal property:**

Copy line 91A from Schedule A/B.....

\$10,500.00**1c. Total of all property**

Copy line 92 from Schedule A/B.....

\$3,510,500.00**Part 2: Summary of Liabilities****2. Schedule D: Creditors Who Have Claims Secured by Property** (Official Form 206D)

Copy the total dollar amount listed in Column A, Amount of claim, from line 3 of Schedule D.....

\$3,271,523.00**3. Schedule E/F: Creditors Who Have Unsecured Claims** (Official Form 206E/F)**3a. Total claim amounts of priority unsecured claims:**

Copy the total claims from Part 1 from line 5a of Schedule E/F.....

\$0.00**3b. Total amount of claims of nonpriority amount of unsecured claims:**

Copy the total of the amount of claims from Part 2 from line 5b of Schedule E/F.....

+ \$10,250.00**4. Total liabilities**

Lines 2 + 3a + 3b.....

\$3,281,773.00

Debtor ROSE COURT, LLC
Name

Case number (if known) _____

Current value of
debtor's interest

7. Deposits, including security deposits and utility deposits

Description, including name of holder of deposit

8. Prepayments, including prepayments on executory contracts, leases, insurance, taxes, and rent

Description, including name of holder of prepayment

9. Total of Part 2.

Add lines 7 through 8. Copy the total to line 81.

\$0.00

Part 3: Accounts receivable

10. Does the debtor have any accounts receivable?

- ☒ No. Go to Part 4.
☐ Yes. Fill in the information below.

Current value of
debtor's interest

11. Accounts receivable

11a. 90 days old or less: \$0.00 - \$0.00 = → \$0.00
face amount doubtful or uncollectible accounts

11b. Over 90 days old: \$0.00 - \$0.00 = → \$0.00
face amount doubtful or uncollectible accounts

12. Total of Part 3

Current value on lines 11a + 11b = line 12. Copy the total to line 82.

\$0.00

Part 4: Investments

13. Does the debtor own any investments?

- ☒ No. Go to Part 5.
☐ Yes. Fill in the information below.

Valuation method
used for current value

Current value of
debtor's interest

14. Mutual funds or publicly traded stocks not included in Part 1

Name of fund or stock:

15. Non-publicly traded stock and interests in incorporated and unincorporated businesses, including any interest in an LLC, partnership, or joint venture

Name of entity:

% of ownership:

16. Government bonds, corporate bonds, and other negotiable and non-negotiable instruments not included in Part 1

Describe:

17. Total of Part 4

Add lines 14 through 16. Copy the total to line 83.

\$0.00

Part 5: Inventory, excluding agriculture assets

18. Does the debtor own any inventory (excluding agriculture assets)?

- ☒ No. Go to Part 6.
☐ Yes. Fill in the information below.

Debtor ROSE COURT, LLC
Name

Case number (if known) _____

General description	Date of the last physical inventory MM/DD/YYYY	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
19. Raw materials				
20. Work in progress				
21. Finished goods, including goods held for resale				
22. Other inventory or supplies				
23. Total of Part 5 Add lines 19 through 22. Copy the total to line 84.				<div style="border: 1px solid black; padding: 2px; text-align: right;">\$0.00</div>
24. Is any of the property listed in Part 5 perishable?				
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes				
25. Has any of the property listed in Part 5 been purchased within 20 days before the bankruptcy was filed?				
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Book value _____ Valuation method _____ Current value _____				
26. Has any of the property listed in Part 5 been appraised by a professional within the last year?				
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes				

Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)

27. Does the debtor own or lease any farming or fishing-related assets (other than titled motor vehicles and land)?

- ☒ No. Go to Part 7.
☐ Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
28. Crops--either planted or harvested			
29. Farm animals <i>Examples: Livestock, poultry, farm-raised fish</i>			
30. Farm machinery and equipment (Other than titled motor vehicles)			
31. Farm and fishing supplies, chemicals, and feed			
32. Other farming and fishing-related property not already listed in Part 6			
33. Total of Part 6. Add lines 28 through 32. Copy the total to line 85.			<div style="border: 1px solid black; padding: 2px; text-align: right;">\$0.00</div>
34. Is the debtor a member of an agricultural cooperative?			
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Is any of the debtor's property stored at the cooperative?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			
35. Has any of the property listed in Part 6 been purchased within 20 days before the bankruptcy was filed?			
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Book value _____ Valuation method _____ Current value _____			
36. Is a depreciation schedule available for any of the property listed in Part 6?			
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
37. Has any of the property listed in Part 6 been appraised by a professional within the last year?			
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Debtor ROSE COURT, LLC
Name

Case number (if known) _____

Part 7: Office furniture, fixtures, and equipment; and collectibles

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

- ☒ No. Go to Part 8.
☐ Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
---------------------	--	---	------------------------------------

39. Office furniture

40. Office fixtures

41. Office equipment, including all computer equipment and communication systems equipment and software

42. **Collectibles** Examples: Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles

43. Total of Part 7.

Add lines 39 through 42. Copy the total to line 86.

\$0.00

44. Is a depreciation schedule available for any of the property listed in Part 7?

- ☒ No
☐ Yes

45. Has any of the property listed in Part 7 been appraised by a professional within the last year?

- ☒ No
☐ Yes

Part 8: Machinery, equipment, and vehicles

46. Does the debtor own or lease any machinery, equipment, or vehicles?

- ☒ No. Go to Part 9.
☐ Yes. Fill in the information below.

General description Include year, make, model, and identification numbers (i.e., VIN, HIN, or N-number)	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
---	--	---	------------------------------------

47. Automobiles, vans, trucks, motorcycles, trailers, and titled farm vehicles

48. **Watercraft, trailers, motors, and related accessories** Examples: Boats, trailers, motors, floating homes, personal watercraft, and fishing vessels

49. Aircraft and accessories

50. Other machinery, fixtures, and equipment (excluding farm machinery and equipment)

51. Total of Part 8.

Add lines 47 through 50. Copy the total to line 87.

\$0.00

52. Is a depreciation schedule available for any of the property listed in Part 8?

- ☒ No
☐ Yes

53. Has any of the property listed in Part 8 been appraised by a professional within the last year?

- ☒ No
☐ Yes

Debtor ROSE COURT, LLC
Name

Case number (if known) _____

Part 9: Real property

54. Does the debtor own or lease any real property?

- ☐ No. Go to Part 10.
☒ Yes. Fill in the information below.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Description and location of property Include street address or other description such as Assessor Parcel Number (APN),	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
--	--	---	---	---------------------------------------

55.1. 15520 Quito Rd.
Monte Sereno, CA 95030
Parcel: 410-36-007

Fee simple Unknown Market approach \$3,500,000.00

56. Total of Part 9.

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets. Copy the total to line 88. \$3,500,000.00

57. Is a depreciation schedule available for any of the property listed in Part 9?

- ☒ No
☐ Yes

58. Has any of the property listed in Part 9 been appraised by a professional within the last year?

- ☒ No
☐ Yes

Part 10: Intangibles and Intellectual Property

59. Does the debtor have any interests in intangibles or intellectual property?

- ☒ No. Go to Part 11.
☐ Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
---------------------	---	--	---------------------------------------

60. Patents, copyrights, trademarks, and trade secrets

61. Internet domain names and websites

62. Licenses, franchises, and royalties

63. Customer lists, mailing lists, or other compilations

64. Other intangibles, or intellectual property

65. Goodwill

66. Total of Part 10.

Add lines 60 through 65. Copy the total to line 89. \$0.00

67. Do your lists or records include personally identifiable information of customers as defined in 11 U.S.C. §§ 101(41A) and 107?

- ☒ No
☐ Yes

68. Is there an amortization or other similar schedule available for any of the property listed in Part 10?

- ☒ No
☐ Yes

Debtor

ROSE COURT, LLC

Name

Case number (if known)

69. Has any of the property listed in Part 10 been appraised by a professional within the last year?

- ☒ No
☐ Yes

Part 11: All other assets

70. Does the debtor own any other assets that have not yet been reported on this form?

Include all interests in executory contracts and unexpired leases not previously reported on this form.

- ☒ No. Go to Part 12.
☐ Yes. Fill in the information below.

Current value of
debtor's interest

71. Notes receivable

Description (include name of obligor)

72. Tax refunds and unused net operating losses (NOLs)

Description (for example, federal, state, local)

73. Interests in insurance policies or annuities

74. Causes of action against third parties (whether or not a lawsuit has been filed)

75. Other contingent and unliquidated claims or causes of action of every nature,
including counterclaims of the debtor and rights to set off claims

76. Trusts, equitable or future interests in property

77. Other property of any kind not already listed *Examples: Season tickets, country club membership*

78. Total of Part 11.

Add lines 71 through 77. Copy the total to line 90.

\$0.00

79. Has any of the property listed in Part 11 been appraised by a professional within the last year?

- ☒ No
☐ Yes

Debtor ROSE COURT, LLC
Name

Case number (if known) _____

Part 12: Summary

In Part 12 copy all of the totals from the earlier parts of the form.

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. Copy line 5, Part 1.	<u>\$10,500.00</u>	
81. Deposits and prepayments Copy line 9, Part 2.	<u>\$0.00</u>	
82. Accounts receivable Copy line 12, Part 3.	<u>\$0.00</u>	
83. Investments Copy line 17, Part 4.	<u>\$0.00</u>	
84. Inventory Copy line 23, Part 5.	<u>\$0.00</u>	
85. Farming and fishing-related assets. Copy line 33, Part 6.	<u>\$0.00</u>	
86. Office furniture, fixtures, and equipment; and collectibles Copy line 43, Part 7.	<u>\$0.00</u>	
87. Machinery, equipment, and vehicles. Copy line 51, Part 8.	<u>\$0.00</u>	
88. Real property Copy line 56, Part 9..... →		<div style="border: 1px solid black; padding: 2px; display: inline-block;"><u>\$3,500,000.00</u></div>
89. Intangibles and intellectual property. Copy line 66, Part 10.	<u>\$0.00</u>	
90. All other assets Copy line 78, Part 11.	<u>+</u> <u>\$0.00</u>	
91. Total. Add lines 80 through 90 for each column	91a. <div style="border: 1px solid black; padding: 2px; display: inline-block;"><u>\$10,500.00</u></div>	+ 91b. <div style="border: 1px solid black; padding: 2px; display: inline-block;"><u>\$3,500,000.00</u></div>
92. Total of all property on Schedule A/B	Lines 91a + 91b = 92..... <div style="border: 1px solid black; padding: 2px; display: inline-block;"><u>\$3,510,500.00</u></div>	

Fill in this information to identify the case:

Debtor name ROSE COURT, LLC
 United States Bankruptcy Court for the NORTHERN DIST. OF CALIFORNIA
 Case number _____
 (if known)

☐ Check if this is an amended filing

Official Form 206D

Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

- ☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report.
☒ Yes. Fill in all of the information below.

Part 1: List Creditors Who Have Secured Claims

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

Column A Amount of claim Do not deduct the value of collateral	Column B Value of collateral that supports this claim
--	--

2.1 Creditor's name
U.S. Bank c/o Select Portfolio Servicing

Describe debtor's property that is subject to a lien
Real Property at 15520 Quito Rd.

\$3,171,523.00

\$3,500,000.00

Creditor's mailing address
P.O. Box 65250

Describe the lien
Non-Purchase Money / Agreement

Salt Lake City UT 84165-0250

Is the creditor an insider or related party?

☒ No
☐ Yes

Creditor's email address, if known
Relationship.Manager@SPServicing.co

Is anyone else liable on this claim?

☐ No
☒ Yes. Fill out Schedule H: Codebtor (Official Form 206H)

Date debt was incurred 04/24/07

Last 4 digits of account number
7 1 4 1

As of the petition filing date, the claim is:
 Check all that apply.

☒ Contingent
☒ Unliquidated
☒ Disputed

Do multiple creditors have an interest in the same property?

☐ No
☒ Yes. Specify each creditor, including this creditor, and its relative priority.

1) WaMu c/o JPMorgan Chase; 2)
 U.S. Bank c/o Select Portfolio
 Servicing.

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the

\$3,271,523.00

Debtor ROSE COURT, LLC

Case number (if known) _____

Part 1: Additional Page

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

Column A	Column B
Amount of claim	Value of collateral
Do not deduct the value of collateral	that supports this claim

2.2 Creditor's name <u>WaMu c/o JPMorgan Chase</u> Creditor's mailing address <u>780 Kansas Lane</u> <u>#A</u> <u>Monroe LA 71203</u> Creditor's email address, if known <u>lien.release.customer.research@jpmch</u> Date debt was incurred <u>04/24/07</u> Last 4 digits of account number <u>8 3 3 2</u>	Describe debtor's property that is subject to a lien <u>Residential Real Property</u> Describe the lien <u>Agreement</u> Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is anyone else liable on this claim? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtor</i> (Official Form 206H) As of the petition filing date, the claim is: Check all that apply. <input checked="" type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Have you already specified the relative priority? <input type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority. <input checked="" type="checkbox"/> Yes. The relative priority of creditors is specified on lines <u>2.1</u>	<u>\$100,000.00</u> <u>\$3,500,000.00</u>
--	--	---

Loan ownership is in dispute. Loan has been charged off.

Creditor has offered to release the lien

for \$100,000, pending its appraisal.

Fill in this information to identify the case:

Debtor name ROSE COURT, LLC

United States Bankruptcy Court for the NORTHERN DIST. OF CALIFORNIA

Case number
(if known) _____

Chapter 11

☐ Check if this is an amended filing

Official Form 206G

Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, numbering the entries

1. Does the debtor have any executory contracts or unexpired leases?

- ☐ No. Check this box and file this form with the court with the debtor's other schedules. There is nothing else to report on this schedule.
- ☒ Yes. Fill in all of the information below even if the contracts or leases are listed on Schedule B: Assets - Real and Personal Property (Official Form 206A/B).

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.1 State what the contract or lease is for and the nature of the debtor's

Lease Agreement on real property located at 15520 Quito Rd, Monte Sereno. From 09/01/17 to 08/30/18.

Francis Barton
15520 Quito Road

State the term remaining _____

List the contract number of any _____

Monte Sereno CA 95030

Fill in this information to identify the case:Debtor name ROSE COURT, LLCUnited States Bankruptcy Court for the NORTHERN DIST. OF CALIFORNIACase number
(if known) _____☐ Check if this is an
amended filing**Official Form 206H****Schedule H: Codebtors****12/15**

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Does the debtor have any codebtors?

- ☐ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported.
☒ Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: Codebtor**Column 2: Creditor****Name****Mailing address****Name**Check all
schedules**2.1** Teri H. Nguyen1361 S. Winchester Blvd.

Number Street

#111San Jose

City

CA

State

95128

ZIP Code

U.S. Bank c/o Select
Portfolio Servicing☒ D
☐ E/F
☐ G**2.2** Teri H. Nguyen1361 S. Winchester Blvd.

Number Street

#111San Jose

City

CA

State

95128

ZIP Code

WaMu c/o JPMorgan
Chase☒ D
☐ E/F
☐ G

Fill in this information to identify the case and this filing:

Debtor Name ROSE COURT, LLC

United States Bankruptcy Court for the NORTHERN DIST. OF CALIFORNIA

Case number _____
(if known)

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership;
or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information

- ☒ *Schedule A/B: Assets--Real and Personal Property* (Official Form 206A/B)
- ☒ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☐ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☒ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☒ *Schedule H: Codebtors* (Official Form 206H)
- ☒ *A Summary of Assets and Liabilities for Non-Individual Debtors* (Official Form 206-Summary)
- ☐ Amended Schedule _____
- ☐ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration _____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 10-10-2017
MM / DD / YYYY

x

Signature of individual signing on behalf of debtor

Teri Nguyen

Printed name

Managing Member

Position or relationship to debtor

Fill in this information to identify the case:Debtor name ROSE COURT, LLCUnited States Bankruptcy Court for NORTHERN DIST. OF CALIFORNIACase number
(if known) _____☐ Check if this is an
amended filing

Official Form 207

Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy

04/16

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

Part 1: Income**1. Gross revenue from business**☐ NoneIdentify the beginning and ending dates of the debtor's fiscal year,
which may be a calendar yearSources of revenue
Check all that apply.Gross revenue
(before deductions
and exclusions)From the beginning of the
fiscal year to filing date:From 01/01/2017 to
MM/DD/YYYY

Filing date

☐ Operating a business
☒ Other Rental Investment\$102,500.00

For prior year:

From 01/01/2016 to
MM/DD/YYYY12/31/2016
MM/DD/YYYY☐ Operating a business
☒ Other Rental Investment\$99,762.00

For the year before that:

From 01/01/2015 to
MM/DD/YYYY12/31/2015
MM/DD/YYYY☐ Operating a business
☒ Other Rental Investment\$150,000.00**2. Non-business revenue**

Include revenue regardless of whether that revenue is taxable ~~non-business income~~ may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

☒ None**Part 2: List Certain Transfers Made Before Filing for Bankruptcy****3. Certain payments or transfers to creditors within 90 days before filing this case**

List payments or transfers--including expense reimbursements--to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$6,425. (This

☒ None

Debtor ROSE COURT, LLC Case number (if known) _____
Name

4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or co-signed by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$6,425. (This amount may be adjusted on 4/01/19 and every 3 years after that with respect to cases filed on or after the date of

☒ None

5. Repossessions, foreclosures, and returns

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include

☒ None

6. Setoffs

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the

☒ None

Part 3: Legal Actions or Assignments

7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor

☐ None

	Case title	Nature of case	Court or agency's name and address	Status of case
7.1.	Rose Court LLC v Select Portfolio Serv et al	Rose Court LLC sues servicer SPS & other on standing to foreclose, wrongful <i>foreclosure</i>	<u>Santa Clara County Superior Court</u> Name <u>191 N. First Street</u> Street	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
	Case number <u>17-CV-313755</u>		<u>San Jose</u> <u>CA</u> <u>95113</u> City State ZIP Code	

8. Assignments and receivership

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the

☒ None

Debtor ROSE COURT, LLC
Name

Case number (if known) _____

Part 4: Certain Gifts and Charitable Contributions

9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000

☒ None

Part 5: Certain Losses

10. All losses from fire, theft, or other casualty within 1 year before filing this case.

☒ None

Part 6: Certain Payments or Transfers

11. Payments related to bankruptcy

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt

☐ None

Who was paid or who received the transfer? If not money, describe the property transferred	Dates	Total amount or value
11.1. <u>NEWTON LAW GROUP</u>	10/09/2017	<u>\$5,000.00</u>
Address		
<u>142 Mission Street</u> Street		
<u>San Jose</u> <u>CA</u> <u>95112</u> City State ZIP Code		
Email or website address		
<u>vincen@newtonlawgroup.com</u>		
Who made the payment, if not debtor?		
<u>Member Justin Nguyen</u>		

12. Self-settled trusts of which the debtor is a beneficiary

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.

☒ None

Debtor ROSE COURT, LLC
Name

Case number (if known) _____

13. Transfers not already listed on this statement

List any transfers of money or other property--by sale, trade, or any other means--made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or

☐ None

Who received transfer?	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
13.1. <u>Justin Nguyen</u> <u>Address</u> <u>303 Wester St.</u> <small>Street</small> <u>San Francisco</u> <u>CA</u> <u>94102</u> <small>City State ZIP Code</small> <u>Relationship to debtor</u> <u>son of the 2 members</u>	Before transfer, Vince Nguyen & Teri Nguyen were 2 members. On 01/02/17, Justin Nguyen bought out Vince Nguyen's interest and Teri Nguyen's partial interest. Currently, Justin Nguyen owns 90% interest	<u>01/02/17</u>	<u>\$0.00</u>

Part 7: Previous Locations

14. Previous addresses

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

☐ Does not apply

Address	Dates of occupancy
	From To
14.1. <u>1361 S. Winchester Blvd.</u> <small>Street</small> <u>Suite 111</u> <u>San Jose</u> <u>CA</u> <u>95128</u> <small>City State ZIP Code</small>	From <u>07/01/2012</u> To <u>01/02/2017</u>

Debtor **ROSE COURT, LLC**
Name

Case number (if known) _____

Part 8: Health Care Bankruptcies

15. Health Care bankruptcies

Is the debtor primarily engaged in offering services and facilities for:

- ☐ diagnosing or treating injury, deformity, or disease, or
- ☐ providing any surgical, psychiatric, drug treatment, or obstetric care?

- ☒ No. Go to Part 9.
☐ Yes. Fill in the information below.

Part 9: Personally Identifiable Information

16. Does the debtor collect and retain personally identifiable information of customers?

- ☒ No.
☐ Yes. State the nature of the information collected and retained _____

Does the debtor have a privacy policy about that information?

- ☐ No.
☐ Yes.

17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b) or

- ☒ No. Go to Part 10.
☐ Yes. Does the debtor serve as plan administrator?
☐ No. Go to Part 10.
☐ Yes. Fill in below:

Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units

18. Closed financial accounts

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit,

closed, sold, moved, or transferred?

Include checking, savings, money market, or other financial accounts, certificates of deposit, and shares in banks, credit

- ☒ None

19. Safe deposit boxes

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before

- ☒ None

Debtor ROSE COURT, LLC
Name

Case number (if known) _____

20. Off-premises storage

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a

☒ None

Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own

21. Property held for another

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held

☐ None

Owner's name and address

Location of the property

Description of the property Value

Francis Barton

Bank Account at Wells Fargo Bank

Security Deposit on Lease

\$10,250.00

Name

15520 Quito Rd.

Street

Monte Sereno

CA

95030

City

State

ZIP Code

Part 12: Details About Environmental Information

For the purpose of Part 12, the following definitions apply:

- *Environmental law* means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).
- *Site* means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.
- *Hazardous material* means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

Report all notices, releases, and proceedings known, regardless of when they occurred.

22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law?
Include settlements and orders.

☒ No

☐ Yes. Provide details below.

23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?

☒ No

☐ Yes. Provide details below.

Debtor ROSE COURT, LLC Case number (if known) _____
Name

24. Has the debtor notified any governmental unit of any release of hazardous material?

- ☒ No
☐ Yes. Provide details below.

Part 13: Details About the Debtor's Business or Connections to Any Business

25. Other businesses in which the debtor has or has had an interest

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this

- ☒ None

26. Books, records, and financial statements

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

- ☐ None

Name and address

Dates of service

26a.1. Teri Nguyen

From 01/01/2015 To present

Name

1361 S. Winchester Blvd.

Street

Suite 111

San Jose

CA

95128

City

State

ZIP Code

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial

- ☒ None

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

- ☒ None

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a

- ☒ None

27. Inventories

Have any inventories of the debtor's property been taken within 2 years before filing this case?

- ☒ No.
☐ Yes. Give the details about the two most recent inventories.

28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders,

Name	Address	Position and nature of any interest	% of interest, if any
Justin Nguyen	303 Webster Street San Francisco, CA 94102	Managing Member	90%
Teri Nguyen	1361 S. Winchester Blvd. Suite 111	Managing Member	10%

Debtor ROSE COURT, LLC Case number (if known) _____
Name

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners,

- ☐ No
☒ Yes. Identify below.

Name	Address	Position and nature of any interest	Period during which position or interest was held
Vince Nguyen	142 Mission Street San Jose, CA 95112	Member	From <u>09/29/03</u> To <u>01/02/17</u>

30. Payments, distributions, or withdrawals credited or given to insiders

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws,

- ☒ No
☐ Yes. Identify below.

31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?

- ☒ No
☐ Yes. Identify below.

32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?

- ☒ No
☐ Yes. Identify below.

Part 14: Signature and Declaration

WARNING Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both.
18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this ~~Statement of Financial Affairs~~ and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 10-10-2017
MM/DD/YYYY

X _____ Printed name Teri Nguyen
Signature of individual signing on behalf of the debtor
Position or relationship to debtor Managing Member

Are additional pages ~~Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy~~ (Official Form 207) attached?

- ☒ No
☐ Yes

**UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA
SAN FRANCISCO DIVISION**

In re ROSE COURT, LLC

Case No. _____

Chapter 11

DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR

1. Pursuant to 11 U.S.C. § 329(a) and Fed. Bankr. P. 2016(b), I certify that I am the attorney for the above named debtor(s) and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

For legal services, I have agreed to accept.....	\$5,000.00
Prior to the filing of this statement I have received.....	\$5,000.00
Balance Due.....	\$0.00

2. The source of the compensation paid to me was:

☐ Debtor ☒ Other (specify)
 Member Justin Nguyen

3. The source of compensation to be paid to me is:

☒ Debtor ☐ Other (specify)

4. ☒ I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.

☐ I have agreed to share the above-disclosed compensation with another person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people sharing in the compensation, is attached.

5. In return for the above-disclosed fee, I have agreed to render legal service for all aspects of the bankruptcy case, including:

- a. Analysis of the debtor's financial situation, and rendering advice to the debtor in determining whether to file a petition in bankruptcy;
- b. Preparation and filing of any petition, schedules, statements of affairs and plan which may be required;
- c. Representation of the debtor at the meeting of creditors and confirmation hearing, and any adjourned hearings thereof;
- d. Representation of the debtor in adversary proceedings and other contested bankruptcy matters;

6. By agreement with the debtor(s), the above-disclosed fee does not include the following services:

CERTIFICATION

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankruptcy proceeding.

10/10/2017
Date

Vince D. Nguyen
VINCE D. NGUYEN
1361 S. Winchester Blvd.
Suite 111
San Jose, CA 95128

Bar No. 171768

Teri Nguyen
Managing Member